1.0 INTRODUCTION

Walsh Bay is a significant heritage precinct positioned in a prime location on the arts and cultural ribbon identified in the City of Sydney’s 2030 vision.

The Walsh Bay performing arts precinct is home to the highest concentration of arts organisations in Sydney with a combination of arts and cultural tenants. Pier 2/3 is the final undeveloped pier in the precinct. It offers the potential to house significant further cultural facilities and contribute to a precinct that is already established with arts organisations including Sydney Theatre Company, Sydney Dance Company, Bangarra Dance Theatre and Australian Theatre for Young People and venues including theatres, rehearsal facilities and dance studios.

1.1 PURPOSE

This master plan is one of a suite of documents being prepared to develop and consolidate a vision for Walsh Bay as one of Sydney’s premier arts and cultural precincts. It will help to inform a business case and contribute to the long term vision for the redevelopment of the site. It will also interface with other thinking including the Walsh Bay Arts Precinct Vision Report, governance frameworks, and input from external agencies and stakeholders including; the City of Sydney, Barangaroo Development Authority, Roads and Maritime Services, Transport NSW and the Department of Planning and Infrastructure.

1.2 PROJECT AREA

The master plan focuses on Pier 2/3 and Wharf 4/5, but also includes considerations for the area of foreshore from Dawes Point Park under the Harbour Bridge to the Barangaroo headland.

1.3 SCOPE

The master plan investigated the optimal distribution of arts and cultural facilities across Pier 2/3 and Wharf 4/5 as well as their shore sheds. It also addressed wide issues such as public amenity, pedestrian connections, wayfinding, public transport and parking. The master plan also provides for common shared facilities, public amenities, food and retail outlets along with a range of other possible arts venues – offices, workshops and shops.

Arts NSW identified the following objectives which informed the development of the master plan:

• Contribute to a world class arts precinct.
• Establishment of a diversity of cultural venues.
• Maximise shared facilities where appropriate.
• Establish a variety of cultural experiences.
• Facilitate synergies between a variety of cultural organisations.
• Allow for flexibility for growth and change over time.
• Allow for commercial activity that complements the cultural program.

1.4 THE VISION

The ARUP Walsh Bay Arts Precinct Vision report (Jan 2012) states “The vision for Walsh Bay is to create a sustainable and activated arts and culture precinct that supports and nurtures Sydney’s home-grown culture and creativity. As a destination, it will be inclusive and accessible to all. It will be alive at all hours of the day and display a vibrant and accessible night life.

As a cultural cluster, Walsh Bay will be an ecosystem for creative production and cultural consumption where innovation and collaboration are a core part of the precinct’s operations. This is supported by its design as a visible, networked, hybrid cluster. It is also an open platform for Sydney’s artists, creative workers, performers and producers to come together. It will be where audiences meet the magic of theatre, dance, music, and the processes of production.

As an urban precinct, Walsh Bay will be a place for living and working, supporting contemporary work styles as well as leisure activities in a unique contemplative setting.

It will be sticky and connected, a decidedly 21st century interpretation of place.”

1.5 ACHIEVING THE VISION

Achieving the vision will require:

• The best range of arts and cultural tenants in Pier 2/3 and Wharf 4/5
• A vibrant mix of commercial and artistic uses to rejuvenate the precinct and balance artistic with commercial imperatives
• Improved transport and wayfinding (to and within precinct)
• High quality public domain
• Engagement with the unique harbour-front setting
• Adaptation and celebration of the extraordinary architectural heritage of the wharves
• A business model that delivers precinct activation and efficiencies of co-location
2.0 ANALYSIS

2.1 OPPORTUNITIES

The precinct has unique intrinsic characteristics that provide design and programming opportunities.

A KEY NODE ON THE ARTS AND CULTURAL RIBBON

The State Infrastructure Strategy proposes revitalising and expanding the State’s existing cluster of world-class cultural institutions and attractions through the development of an ‘Arts and cultural ribbon’ linking the cultural venues around Sydney Harbour and the CBD.

Walsh Bay is conveniently placed to act as a “sticky” place along the arts and cultural ribbon through the development of a diverse range of activities that attract people to the precinct.

A PLACE OF HERITAGE SIGNIFICANCE

With a strong link to Sydney’s historical development and an impressive architectural character that reflects its innovative design the Walsh Bay wharves have a clear sense of identity that can be adapted to create a 21st century arts precinct

• Define a clear identity and character for the proposed arts precinct that celebrates the site’s heritage
• Engage the public with the built form of the wharves and their distinctive heritage elements

UNIQUE NORTH FACING WATERFRONT LOCATION

With great aspect and a distinctive waterfront location Walsh Bay offers a unique setting to take advantage of Sydney’s harbour.

• Create public spaces with high quality amenity to establish continuous foreshore access
• Maximise the interface with the water
• Expand opportunities for people to participate in and enjoy, arts and cultural activities, entertainment, outdoor eating, promenading, commuter amenity and passive recreation along the foreshore

A PLACE BETWEEN TWO HEADLAND PARKS

Sitting between Dawes Point Park and the proposed Barangaroo Headland Park Walsh Bay offers a unique opportunity to stitch these together into an open space network.

• Create new green/public spaces to link the city’s green open space network
• Create a physical and visual connection between the activity nodes
• Establish Walsh Bay as a “sticky” place with a diversity of activities
ANALYSIS

2.2 PRECEDENT REVIEW

A range of precedents was studied to inform the design and programming implications for the Walsh Bay Arts Precinct.

**SYDNEY OPERA HOUSE**
- World heritage listed
- High quality and versatile public domain
- Major destination and event space in Sydney for a range of arts and cultural activities both internally and using the Opera House forecourt
- Permanent and temporary activation of the foreshore promenade
- Extensive programming of a range of complementary activities for a wide range of users
- Inclusive

**TATE MODERN LONDON**
- Architectural icon with contemporary interventions and overlay
- High quality public domain
- Adaptive re-use of the former Bankside Power Station on the River Thames into an arts hub
- Extensive programming and complementary activities for a range of users
- Complementary and inclusive activities both indoors and outdoors

**CARLSBERG BREWERY**
- Strong heritage and architectural fabric
- An evolving arts precinct in transition from an old industrial site
- Temporary activity generators for all ages and demographics, both day and night
- Adaptive re-use of the Eveleigh train yards into a multi-arts cultural precinct with a strong community focus
- Urban renewal with complementary indoor and outdoor activities and programming day and night

**CARRIAGEWORKS**
- Strong heritage fabric with contemporary architectural intervention that provides new identity
- Adaptive re-use of the Eveleigh train yards into a multi-arts cultural precinct with a strong community focus
- Urban renewal with complementary indoor and outdoor activities and programming day and night

**COCKATOO ISLAND**
- An extraordinary heritage setting on the harbour
- Adaptive re-use of Cockatoo Island, former prison, industrial school and shipyard. Minimal intervention, strong contemporary landscape, high quality public domain
- Major venue with a changing program of activities including temporary events, festivals, art shows and concerts as well as camping, swimming, overnight stays and temporary moorings
3.0 MASTERPLAN PRINCIPLES

3.1 ARTS PRECINCT CONTEXT
The following principles were informed by the analysis and underpin the master plan.

PRINCIPLE 1: CREATE A UNIFIED ARTS PRECINCT
Establish a critical mass of arts and cultural activity by linking existing and proposed tenants to establish a cultural hub.
- Create a synergy between Wharf 4/5 and Pier 2/3 and Sydney Theatre
- Cluster activity thorough coordinated programming in the precinct.
- Program space with a range of activities for a wide range of users.
- Transform the precinct by connecting facilities through new complementary activities, enhanced public domain and connecting bridge between Pier 2/3 and Wharf 4/5
- Create areas of covered public access to allow for a diverse range of activities to be connected throughout precinct in all weather conditions

PRINCIPLE 2: CREATE A RANGE OF ATTRACTORS
Connect the precinct through a range of permanent, temporary and pop-up activities that act as attractors and draw people to and through it such as; performances, temporary art installations, festivals, temporary events, art and theatre workshops.
- Introduce a range of complementary commercial activity to support core arts tenants such as; bars, cafes, coffee carts, restaurants, small food stands.
- Design and program the public domain to support a range of activating uses for a broad range of users

PRINCIPLE 3: CREATE AN INTEGRATED PUBLIC TRANSPORT NODE WITH IMPROVED CONNECTIONS AND WAYFINDING
Provide regular public transport and create defined entry thresholds with high quality amenity to establish a clear sense of arrival and reinforce precinct identity.
- Extend Millers Point bus services to Walsh Bay and extend ferry services to Walsh Bay for evening and weekend performances as well as special events.
- Create an information centre/one stop shop at the key arrival point on Pier 2/3
- Encourage cycling through dedicated cycle paths and the installation of cycle parking facilities
- Use signage/maps to assist in wayfinding as well as identify current programs and up and coming events
- Increase Views to the harbour and enhance public domain to reinforce public accessibility and amenity

Carriageworks, Sydney
White Rabbit Gallery, Sydney
Walsh Bay - Sydney Writers Festival
Dawes Point Park
Ferry and water taxi
MASTERPLAN PRINCIPLES

3.2 ARTS PRECINCT

PRINCIPLE 4: RESPECT AND CELEBRATE HERITAGE

Harness the existing heritage within the precinct to reinforce its unique identity and establish the cultural hub as a distinctive destination

- Adaptively re-use, integrate and interpret the unique heritage spaces and artefacts
- Harness the potential of the raw space within Pier 2/3 for temporary events
- Explore the innovative building structure
- Reinterpret the site heritage with a contemporary expression and overlay
- Develop a high quality public realm fitting to the robust wharf structure and maritime setting

PRINCIPLE 5: CONNECT WHARVES WITH NEW CULTURAL HUB

Create a cultural hub by establishing a critical mass of residential arts and cultural organisations on Pier 2/3 and Wharf 4/5 linked through a high quality public domain and bridge.

- Create a bridge link to connect the wharves
- Establish a unique destination on the harbour through creation of a waterfront square
- Use bridge and waterfront square as a dynamic waterfront performance and public event venue
- Create through building links along the length of the wharves to increase site permeability
- Create a series of levels within the public domain to support a range of uses and activities and improve engagement with the water

PRINCIPLE 6: CREATE ACTIVE WATER FRONTAGE

Create an active waterfront by spreading a range of activity along the length of the wharves and engaging building users with the outdoor areas.

- Distribute a diverse range of users along wharves
- Increase activity along wharf aprons
- Open up buildings to the bridge and square to enhance indoor/outdoor interaction
- Design and program the cultural hub to act as both an every day place and special event space
- Re-introduce gantries at the upper levels to provide additional outdoor spaces overlooking the water
4.0 URBAN STRATEGY

Walsh Bay has the key ingredients for the making of a uniquely Sydney, home-grown, 21st century arts precinct. Sitting along Sydney’s arts and cultural ribbon adjacent to Barangaroo, one of the city’s major new urban developments, and the historic Rocks precinct this distinctive waterfront location is a prime opportunity to create a world class arts and cultural precinct. Key to the success of this new Arts Precinct is its integration into the surrounding urban context. Priorities for successful integration include:

- Creating an Cultural Hub with a unique identity respecting the distinctive heritage character
- Clarifying the public domain and improving its amenity
- Providing a clear sense of arrival to the Arts Precinct, improved way finding and a pedestrian focus that is connected to the water
- Supporting a diversity of activity across a broad price spectrum that attracts a range of users both everyday and for special events
- Integrating existing and potential future public transport links
- Allowing for potential future links to the headland parks and the Rocks.

Essential to the creation of the Arts Precinct will be the establishment of a Cultural Hub. By taking advantage of the waterfront location and building a critical mass of activity, the cultural hub will attract a diverse range of users to the precinct day and night and define it as a unique destination.

Key to the success of the cultural hub will be the upgrade of the public domain. This will be the unifying element that creates the synergy between Pier 2/3 and Wharf 4/5, enhancing amenity, access, engagement with the water and creating a multipurpose space for a diverse range of temporary activity overlays, events and pop-ups. The priorities for creating a cultural hub are to:

- Optimise the unique waterfront location by engaging buildings with public domain and the harbour
- Create a new outdoor focus to precinct
- Create flexible and adaptive spaces that support a large range of activating events and uses
- Activate building frontage with complementary uses such as bars, cafes and restaurants
- Locate one-stop shop information and ticketing centre at precinct entry
- Remove all parking from the wharf

KEY URBAN STRATEGIES FOR THE ARTS PRECINCT

1. Create an active and engaging Cultural Hub with a new focus and synergy between Pier 2/3 and Wharf 4/5
2. Improve the public domain giving the precinct a new outdoor focus and presenting an active building frontage along Hickson Road
3. Define a clear point of entry into the Arts Precinct that can be coordinated with existing and future modes of public transport

POSSIBLE URBAN STRATEGIES FOR WALSH BAY*

4. Create a green spine along Hickson Road that takes advantage of northerly aspect, reinforces the existing retail strip and links the two headland parks
5. Adjust Hickson Road street profile and redistribute parking to precinct periphery
6. Potential link and additional car parking between Walsh Bay and The Rocks.

*Strategies for the greater Walsh Bay area may be developed in collaboration with key stakeholders such as the Barangaroo Delivery Authority, Sydney Harbour Foreshore Authority, City of Sydney and the Walsh Bay Precinct Association

Dawes Point Park
(Circular Quay Master Plan)

Barangaroo Headland Park
(Barangaroo Development Proposal)

City of Sydney
Harbour Village North
Public Domain

Walsh Bay Illustrated Master Plan

Not to Scale
5.0 THE CULTURAL HUB

The central component of the cultural hub is a waterfront square. This is complemented by the sliding bridge and pontoon, floating walkways and gantries to create flexible multi-purpose spaces. This facilitates both an everyday space and an events space suitable for performances that unify the different arts tenancies clustered around this hub. This flexible space also enables the cultural hub to accommodate festivals, events and pop-ups, attracting a diverse range of activity within the precinct.

1. To reinforce the precinct’s identity and assist in wayfinding a clear arrival point is to be created. The proposed location for this gateway is between Pier 2/3 and the point of convergence between the different proposed public transport stops and the primary pedestrian entry points from George Street, The Rocks and Dawes Point Park.

2. The waterfront square is located at the southern end of the wharves adjacent the primary entries into the cultural hub. The shore sheds are lined with supporting commercial tenancies on ground level such as cafes and restaurants which provide an active frontage to the square. Extending down to the water on the northern edge are a series of steps and terraces to create an outdoor amphitheater connected to the water.

3. The outdoor amphitheater is supported by a sliding bridge and pontoon which work in unison with the waterfront square to create a dynamic and adaptable public performance space. During everyday use the bridge links the wharves together increasing site access between different spaces. During special events and performances the bridge can be moved to accommodate a variety of spatial arrangements to suit events of any scale.

4. Adjacent to the existing wharves are a series of floating walkways that provide a closer connection with the water. Whilst increasing the effectiveness of the cultural hub for performance and special events they also allow for diversity in the waterfront experience.

5. The gantries are platforms provided at the first floor level adjacent to primary foyers and gathering space. Reflecting the former industrial heritage these elements connect the upper levels of the precinct to the outside taking advantage of the waterfront and creating an active building frontage. The gantries are publicly accessible and providing an interface between the inside and the outside. These elements will also provide an additional vantage point from which to conduct or view temporary events and outdoor performances.
5.1 THE CULTURAL HUB • WATERFRONT SQUARE

Artists impression of the Waterfront Square
5.2 THE CULTURAL HUB · WATERFRONT SPECIAL EVENTS

Artists impression of the Waterfront Square at night with temporary installation
6.0 ORGANISATIONAL PRINCIPLES

The key objective is to create a unified cultural hub focused around a waterfront square. Pier 2/3 and Wharf 4/5 are replanned to better integrate the arts organisations accommodated within the precinct. To facilitate this the wharves have been organised around key elements.

- **Entries and through building links** that improve orientation, legibility and access through the building and precinct.
- **Public Foyers and Information points** are located at the key entries and through links.
- **Commercial activity**, bars and restaurants are clustered in the cafes, shore sheds, waterfront square, the through links and the end of the pier to take advantage of the northerly aspect and harbour front setting.
- **External pop-ups** and activities are located within the outdoor spaces, the waterfront square and promenade to activate the precinct day and night.
7.0 PRELIMINARY BLOCK LAYOUTS

7.1 PIER 2/3 GROUND FLOOR

PRELIMINARY LAYOUTS STILL TO BE REFINED. TENANCIES AND FOOTPRINTS WILL CHANGE AS PROJECT DEVELOPS.
PRELIMINARY BLOCK LAYOUTS

7.2 PIER 2/3 FIRST FLOOR AND MEZZANINE

PRELIMINARY LAYOUTS STILL TO BE REFINED. TENANCIES AND FOOTPRINTS WILL CHANGE AS PROJECT DEVELOPS.
PRELIMINARY BLOCK LAYOUTS

7.3 WHARF 4/5 GROUND FLOOR AND MEZZANINE

PRELIMINARY LAYOUTS STILL TO BE REFINED. TENANCIES AND FOOTPRINTS WILL CHANGE AS PROJECT DEVELOPS.
PRELIMINARY BLOCK LAYOUTS

7.4 WHARF 4/5 OVERALL FIRST FLOOR PLAN

PRELIMINARY LAYOUTS STILL TO BE REFINED. TENANCIES AND FOOTPRINTS WILL CHANGE AS PROJECT DEVELOPS.